

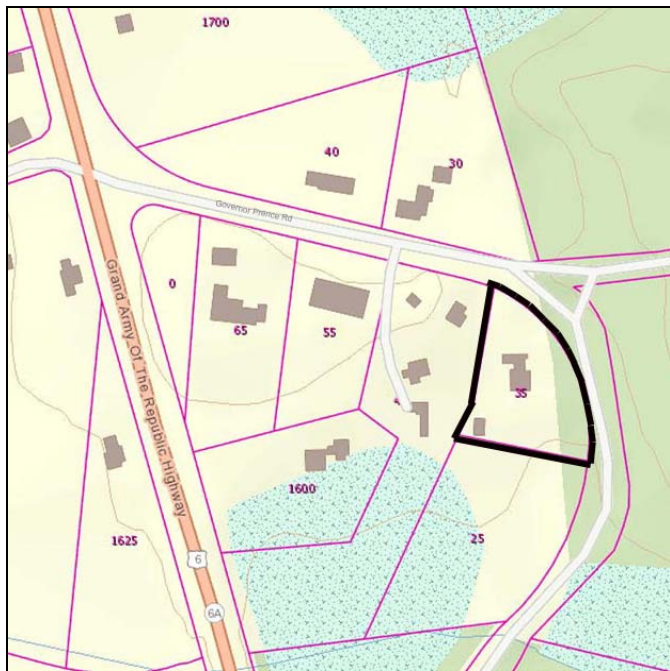
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: April 2013

Assessor's Number USGS Quad Area(s) Form Number

18-99

ORLEANS

EAS.600

Town/City: Eastham

Place: (*neighborhood or village*): South Eastham

Address: 35 Governor Prentice Road

Historic Name: Joseph Snow House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: pre-1858

Source: historic maps, deeds

Style/Form: Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: undetermined (covered by siding, but probably stone)

Wall/Trim: wood shingle/wood

Roof: wood shingles

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): rear ell (date unknown); single car garage (date unknown); conversion of garage wing to living space (date unknown); 12' x 12' screen porch off rear of former garage wing (2005)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: .56 acre

Setting: The subject property is located on the west side of Governor Prentice Road at its intersection with Fort Hill Road. The property borders a small cabin colony, located to the west. The area is a mix of single family and multi-family residential. Wetlands are in proximity to the parcel—to the north, southwest and southeast.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

35 GOVERNOR PRENCE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.600

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The original section of this one-story, wood frame gable-roof house has a four-bay front facade that faces south and it has a nearly square footprint (24' x 25') plus a large brick interior chimney. The form suggests that the construction date of 1766 ascribed by the Town Assessor could be correct; however, an inspection of interior finishes and construction details would be needed to more closely determine whether that date is feasible. The roof cladding is wood shingles as is the siding. Rear extensions and modifications have resulted in the east side becoming the front of the house with a recessed front porch created beneath a roof overhang which extends from a connection between the main (original) section and a projecting wing. (The wing appears to have been converted from a once detached single-stall garage to living space, though no building permits for these alterations were located). A tall brick chimney with arched chimney cap is located on the right wall of the cross-gabled ell that now connects the original house to the former garage. A dovecote is located in the gable peak of this converted section. In 2005, a 12'-by-12' screened porch was added to the rear of the former garage.¹ The windows in the original house are all nine-over-six and six-over-six double hung sash (except for one larger multi-paned window on the east side) and appear to be replacements, though no building permit was located such work. A large slightly projecting three-part fixed/picture window, with six panes per section and arched top panes, has replaced the garage door opening. A smaller 32-pane fixed pane window has been inserted into the east facade of the original section.

A small shed (date unknown) is located southwest of the house. It has the same weathered wood shingle siding and red-painted wood trim as the house. It has a front gable roof with roof extension over a left (north) side lean-to. There are double swing doors plus a smaller door into the lean-to portion. Low stone retaining walls terrace the lawns, both front and back. Many mature trees and shrubs—both deciduous and coniferous—surround the house.

HISTORICAL NARRATIVE

Three properties on Governor Prence Road—numbers 30, 35, and 45—were all once part of the Elkanah Knowles Paine estate, inherited by his son Thomas Knowles Paine and referred to in deeds as the “Thomas K. Paine estate.” Because early maps are nonexistent, the language of early deeds so general, and street numbers nonexistent until relatively recent years, it is impossible to determine definitively from them alone who originally built the house and who occupied it in its earliest years. Assuming the construction date provided by the town is correct (which visual analysis deems probable), evidence from deeds suggests that 35 Governor Prence Road was the homestead of Joseph Snow (born 1742). Snow's homestead was included in a deed from Samuel Snow, his estate administrator, to Ebenezer Paine (1765-1845), Elkanah's father, in 1830. Paine paid \$166 for the Snow homestead, its two-acre lot and outbuildings, and tracts of meadow land and peat swamp.²

Almost nothing is known of this Joseph Snow except his date of birth and the indication from the 1830 deed that his homestead was in this part of Eastham. However, Isaac Paine's dwelling house was also in this neighborhood; one deed from 1808 from Isaac to his son Ebenezer states that his house was bordered by land owned by Ebenezer and Joseph Snow, among others.³ Isaac Paine married Abigail Snow of Eastham in Orleans in 1762 which might indicate that the 35 Governor Prence Road house was built for him shortly after his marriage. In 1832 Samuel Snow conveyed to Elkanah Paine a parcel that included half of “the old dwelling house of Mr. Joseph Snow” with other land in this same neighborhood, though the 1830 deed to Ebenezer Paine seems already to have transferred Snow's entire estate.⁴ Elkanah Paine had married Mehitabel P. Knowles in that same year, and it seems possible that he acquired half of this property for himself and his new wife.

Elkanah Knowles Paine (1806-84) was the son of Ebenezer and Sarah Smith Paine and was descended from early Eastham settler Thomas Paine, who died in the town in 1640. His wife Mehitabel was the daughter of Thomas and Alice Pepper Knowles. The 1840 census shows Elkanah among other known residents of this area with six in his household; his father and mother were enumerated several households later, along with the household of his brother Joshua (1799-1878). The 1850 census enumerates Elkanah Paine next to the household of his brother Joshua and three households away from another brother, Seth Paine. Elkanah Paine's household included his wife, his son Thomas Knowles Paine (1833-1919), then fifteen and “at sea,” son Henry Knowles Paine, born in 1836, son Elkanah Dexter Paine, born in 1840, son Isaac, born in 1841, and daughter Mary, born in 1843. In 1857 Elkanah's son Thomas K. married Joshua's daughter Deborah Sherman Paine (1835-1913). The 1860 census shows the families of Elkanah and his son Thomas, both “master carpenters,” in consecutive households, though Thomas K. Knowles is also shown as a master carpenter born in Eastham and living in the Boston boardinghouse of a Henry Paine, probably a relative; twelve of Henry Paine's fifteen boarders were natives of Cape Cod towns.

The 1870 census lists Thomas K. Paine as a fisherman and enumerates him next to his parents' household; Elkanah Paine is here listed as a carpenter with \$1307 in real property, while Thomas is listed with no real property. The 1880 census shows the two families again in consecutive households. By that year Thomas was the keeper of Billingsgate lighthouse, on Billingsgate Island in Cape Cod Bay in Wellfleet. He held that position for sixteen years, according to one 1890 county history, which added

¹ Town of Eastham records, building permit issued Dec. 13, 2005.

² Samuel Snow, administrator estate Joseph Snow, to Ebenezer Paine, 22 February 1830, Barnstable County Registry of Deeds (BCD) 5:118.

³ Isaac Paine to Ebenezer Paine, 25 November 1808, BCD Book 1 999041:49.

⁴ Samuel Snow to Elkanah K. Paine, 11 December 1832, BCD 46:568.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

35 GOVERNOR PRENCE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.600

that since 1884 he "has been a farmer, occupying the homestead of his father" and had been an Eastham selectman for five years.⁵

Elkanah Paine died in 1884, and by 1900 his widow had moved to Brookline where she died at the age of ninety that same year. After their father's death the Paine children deeded their interest in his real property in Eastham to their mother, and in 1887 Mehitable Paine transferred ownership to that property to her son Thomas.⁶

The 1900 and 1910 censuses show Thomas K. Paine and his family in the same neighborhood; Paine is shown in both enumerations as a farmer, and the couple shared the house with their daughter Ruth Eleanor, born in 1858. Neither census lists street names. The couple's other child, Edwin Clement Paine (1859-1933) had moved to Prescott, Arizona, by 1885, the year he married Marcia Anna Wing. Deborah Paine died in 1913, and her husband Thomas died in 1919. The 30 Governor Prence Road house then appears to have become a summer residence for parts of the Paine family. The 1929 Eastham directory shows Mrs. Isaac Paine as a summer resident on King's Highway; she was Alice A. Krogman Paine, the third wife of Thomas K. Paine's youngest brother Isaac, who had been a tinsmith and plumber in the Boston suburb of Brookline since the late 1880s.

Tax records for 1926 and 1931 show "Edward" Paine of Prescott, Arizona, as owner of a 1.5-acre homestead lot with a house valued at \$1380, a barn at \$300, a woodhouse and garage at \$115, a poultry house at \$45, and a water system at \$100. He owned nearly 37 acres in other Eastham parcels as well. Edwin Clement Paine died in 1933, and in 1946 his heirs deeded all of their late father's Eastham property to Morris F. Payne of Oakland, California (any familial relation to the Eastham and Prescott Paines could not be determined).⁷ According to the 1940 census Morris F. Payne was born in 1918 in Montana and had lived in or near Prescott in 1935; he worked as a factory electrician. Payne owned what was then a three-acre homestead property with its buildings for only two years. In 1948 he deeded the three-acre homestead parcel and an adjacent 4.3-acre lot, together "known as the Thomas K. Paine estate and being 'the Eastham homestead,'" to Clayton O. Horton, Eastham native and builder.⁸

Born in 1901, Clayton Horton was the son of Osgood W. and Betsey Knowles Horton, both Eastham natives. His father died in 1912 and his mother probably about 1920. After he graduated Orleans High School in 1918 Clayton joined the National Guard and served during the 1919 Boston police strike. Discharged for being underage, Horton returned to Eastham and began working as a surfman in the Coast Guard under Captain Abbott H. Walker; he soon became the cook at the Eastham life-saving station. Clayton Horton then turned to construction and began his own business about 1928, when he married Eastham native Virginia Nickerson. He was a building contractor in Eastham for forty-five years, ran a grocery store and roadside stand in North Eastham, and built, owned, and operated what were once known as Crest Hill Cottages.⁹ It is not yet clear which house Horton lived in on Governor Prence Road, though by 1962 deeds list the street as his home address; it seems likely that he was living in the house at 30 Governor Prence Road.

In August 1948, two months after he acquired it, Horton subdivided the Paine estate, and in July 1962 he sold the parcels, 25 and 35 Governor Prence Road, to Edward E. and Mary H. Bolton of Lake George, New York. They owned both until 1998. The current owners, Robert F. and Kim Costello, acquired the subject property in 2011.¹⁰

⁵ Simeon L. Deyo, ed., *History of Barnstable County, Massachusetts, 1620-1890* (New York: H. W. Blake, 1890), 742.

⁶ Thomas K. Paine and Mary K. Paine, Eastham; Isaac Paine and Henry K. Paine, Brookline; E. Dexter Payne, Yarmouth, to Mehitable P. Paine, 18 September 1884, BCD 161:75; : Mehitable P. Paine to Thomas K. Paine, 2 May 1887, BCD 163:378.

⁷ Marcia M. Payne Fitch, Dora P. Payne, Doris L. Payne, Sherman R. Payne, and Douglas P. Todd, Prescott AZ, to Morris F. Payne, Oakland CA, 19 March 1946, BCD 673:495.

⁸ Morris F. Payne, Oakland CA, to Clayton O. Horton, 30 June 1948, BCP 699:460.

⁹ Clayton Horton, interview with Vivian Andrist, 28 September 1981, Eastham Historical Society; "Clayton O. Horton, 94," *Cape Cod Times*, 21 March 1996.

¹⁰ Clayton O. Horton to Edward E. and Mary H. Bolton, Lake George, NY, 2 July 1962, BCD 1163:268; Brain T. and Helen W. Nolan to Robert F. and Kim Costello, 15 June 2011, BCD 25514:290. See "Plan of Land in Eastham, Mass., Property of Clayton O. Horton," August 1948, BCP 168:23.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

35 GOVERNOR PRENCE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.600

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds and Subdivision Maps.

Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.Dudley, Dean (1823-1906). *Historical Sketches of the Towns and Cities of Plymouth and Barnstable Counties, Mass.* Wakefield, MA: Dean Dudley, 1873.

Town of Eastham Tax Commitment Books. 1902-57.

Freeman, Frederick (1799-1883). *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, Including the District of Mashpee*. 2 vols. Boston : Printed for the author by Geo C. Rand & Avery, 1860-1862.Kittredge, Henry C. *Cape Cod: Its People and Their History*. 1930. Reprint. Orleans, MA: Parnassus Imprints, 1968.Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society. 1968.Massachusetts Department of Conservation, Cape Cod Commission, and Boston University. *Heritage Landscape Inventory Report: Eastham, Massachusetts*. Massachusetts Heritage Landscape Inventory Program, December 2010.

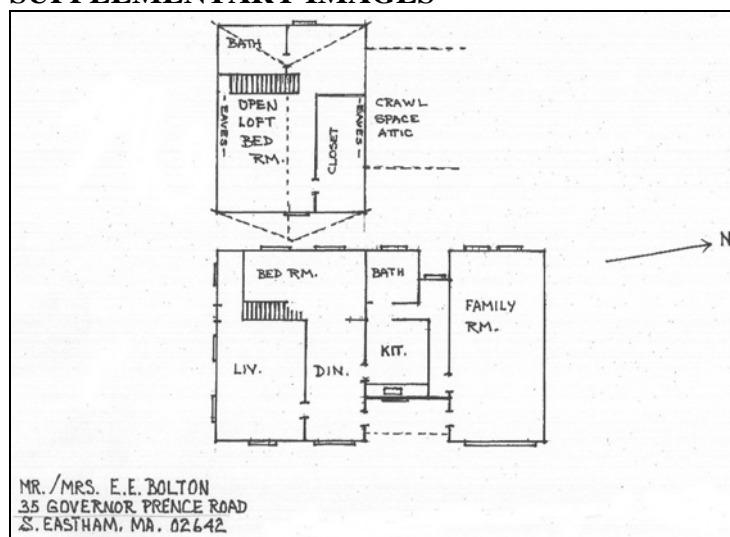
Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

McKenzie, Matthew. *Clearing the Coastline: The Nineteenth-Century Ecological and Cultural Transformation of Cape Cod*. Hanover, NH, and London: University Press of New England, 2010.Pratt, Enoch. *A Comprehensive History, Ecclesiastical and Civil of Eastham, Wellfleet and Orleans, County of Barnstable, Mass., from 1644-1844*. Yarmouth, MA: W. S. Fisher and Company, 1844.Thompson, Elroy Sherman. *History of Plymouth, Norfolk and Barnstable Counties, Massachusetts*. 3 vols. New York: Lewis Historical Publishing Company, 1928.Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Lexington, MA: Hancock Press for Eastham Tercentenary Committee, 1951.

MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.*Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray*. Boston: Stedman, Brown and Lyon, 1871.*Atlas of Barnstable County, Massachusetts*. Boston: George H. Walker and Co., 1880.*Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888*. Boston: Commissioners of the Commonwealth, 1890.*Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys*. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES



c. 1993 floor plan

35 GOVERNOR PRENCE ROAD

Area(s) Form No.

[illegible]

Continuation sheet 4

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM

35 GOVERNOR PRENCE ROAD

Area(s) Form No.

EAS.600



View from south of original front facade.



View from northeast, note small addition off rear at far right.



View from east.



Shed located southwest of house, view from southeast.